

LAND SUBDIVISION COMMITTEE MEETING
October 4, 2012

Members

Steve Stewart

Fred Nika

Nate Bottom

Mike Stratton

Matt McLaughlin

Rick Weber

Paul O'Shea

Dean Graven

Brian Davis

Roleen Thoele

Kenneth Springs

Tom Prairie

Others

Phil Martin

Joyce Cooper

John Raynolds

M.G. Nelson

Steve Walker

Brandon Ragle

Mike Irwin

Jay Jessen

Jefferson Crossing representative

Mike Lopez

Adam Coady

Staff

Joe Zeibert

Steve Keenan

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2001-14

CENSUS TRACT # 36.03

NAME OF SUBDIVISION: Oak Park Estates – Location & Sketch Map and Variance Sec.
153.158(C) – Size of Blocks

JURISDICTION: City

DATE OF MEETING: October 4, 2012

OWNER: Oak Park Subdivision Corp.

ENGINEER: Martin Engineering

DESCRIPTION: S ½, NE ¼, Sec. 3 and Pt. S ½, NW ¼, Sec. 2, T15N, R6W (East side of Lenhart Road, north of Deerfield Subdivision)

132 **Acres** 314 **Lots**

**MOTION TO
RECOMMEND:**

Approve a Variance of Sec.
153.158(C) – Size of Blocks – to
allow blocks in excess of the
maximum length required by
ordinance

Approve the Location &
Sketch Map, Subject To

BY: Nate Bottom

Nate Bottom

2ND BY: Dean Graven

Matt McLaughlin

VOTE: Unanimous

Unanimous

Phil Martin presented the location and sketch map and variance.

Joe Zeibert, Regional Planning Commission, said staff recommends approval of the location and sketch map variance request. He said all essential services are available to serve the site and the development is in accord with the Comprehensive Plan. Zeibert said the applicant shall add the existing utilities to the location map. He said the applicant should work with the school districts to ensure lots do not straddle the boundary lines. Zeibert said the applicant shall change the location map to reflect the bike trail rather than the railroad. He said there is a concern with saturated soils in the area. Zeibert said some basements in the area may need multiple sump pumps. He said the applicant shall add a scale to the location map.

Kenneth Springs, citizen member, had no comments.

Mike Stratton, Springfield Park District, had no comments.

Brian Davis, Sangamon County Highway Department, had no comments.

Tom Prairie, Curran-Gardner Water District, had no comments.

Steve Stewart, CWLP-Water, had no comments.

Fred Nika, Springfield Metro Sanitary District, said one branch of the sanitary sewer going west to Lenhart shall be extended through the development at minimum grade and maximum depth.

Nate Bottom, Office of Public Works, said the applicant shall label the collector and arterial streets. He said the applicant shall label Greenbriar, Bradfordton, and Lenhart as arterial streets. Bottom said the applicant shall label Mill Valley, Pacific Grove, and any other applicable streets as collectors. He said the applicant shall label the general dimensions on the sketch map. Bottom said the sub-standard road improvement agreement applies to Lenhart. He said the applicant shall match the existing section to Bradfordton when it is constructed. Bottom said the applicant shall remove the note for the dedicated Greenbriar right of way [ROW] to be vacated. He said the vacation has occurred, i.e. Ordinance 467-07-05, so the note is unnecessary.

Matt McLaughlin, Springfield Building and Zoning Department, had no comments.

Rick Weber, Springfield Fire Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, had no comments.

Dean Graven, citizen member, had no comments.

Roleen Thoele, CWLP-Electric, had no comments.

Nate Bottom made a motion to approve a variance of Section 153.158(C) – Size of Blocks – to allow blocks in excess of the maximum length required by ordinance. Dean Graven seconded the motion and the vote was unanimous.

Nate Bottom moved to approve the location and sketch map, subject to:

- 1) Adding the existing utilities to the location map;
- 2) Changing the location map to reflect the bike trail rather than the railroad;
- 3) Adding a scale to the location map;
- 4) Labeling the collector and arterial streets;
- 5) Labeling the general dimensions on the sketch map; and,
- 6) Removing the note for the dedicated Greenbriar right of way [ROW] to be vacated.

Matt McLaughlin seconded the motion and the vote was unanimous.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2001-14

CENSUS TRACT # 36.03

NAME OF SUBDIVISION: Oak Park Estates – Preliminary Plan

JURISDICTION: City

DATE OF MEETING: October 4, 2012

OWNER: Oak Park Subdivision Corp.

ENGINEER: Martin Engineering

DESCRIPTION: S ½, NE ¼, Sec. 3 and Pt. S ½, NW ¼, Sec. 2, T15N, R6W (East side of Lenhart Road, north of Deerfield Subdivision)

132 **Acres** 314 **Lots**

MOTION TO RECOMMEND: Approve, Subject To

BY: Kenneth Springs

2ND BY: Paul O'Shea

VOTE: Unanimous

Phil Martin presented the preliminary plan.

Joe Zeibert, Regional Planning Commission, said the applicant shall submit the preliminary covenants. He asked Public Works whether an easement would be needed for Phase 8 for the detention areas to the north. Zeibert said the applicant shall add section lines to the development. He reminded the applicant that Section 153.158(b)(4) of the Subdivision Ordinance requires an additional 10' yard over the minimum zoning yard for screen planting along all arterial roadways. Zeibert said the applicant shall include this in the preliminary plan. He asked the applicant what would happen with the tree line to the south, to which Martin replied the future homeowners would be responsible for it.

Kenneth Springs, citizen member, had no comments.

Mike Stratton, Springfield Park District, had no comments.

Brian Davis, Sangamon County Highway Department, had no comments.

Tom Prairie, Curran-Gardner Water District, had no comments.

Steve Stewart, CWLP-Water, said the master plan for water lines in the area changed somewhat since the original preliminary plan. He said downsizing some water mains may be applicable to this subdivision.

Fred Nika, Springfield Metro Sanitary District, said one branch of the sanitary sewer going west to Lenhart shall be extended through the development at minimum grade and maximum depth.

Nate Bottom, Office of Public Works, said the applicant shall provide a sewer easement along all the retention areas in Lots 1000, 1001, 1002, and 1003. He said the sub-standard roadway improvement agreement applies along Lenhart. Bottom said the applicant shall add wider easements for the storm trunk sewer throughout the development. He said this will be examined with the construction plan phase. Bottom said there are no inlets provided along the railroad ROW to ensure adequate rear yard drainage. Martin said this will be shown with the construction plans or on the revised preliminary plan. Bottom said the traffic study shall be approved. He said the applicant shall show the ROW for Greenbriar and Lenhart. Bottom said Lot 311 is noted on two different locations on the plan. He said there are two Lot 311s. Bottom said the applicant shall resolve the lot numbering differences between the location and sketch map and the preliminary plan.

Matt McLaughlin, Springfield Building and Zoning Department, said Lots 120, 147, 193, 194, and 213 may be unbuildable. He said an access limitation for Lot 5 may apply. Martin said he thought Lot 5 was handled on the final plat for Oak Park Estates First Addition.

Rick Weber, Springfield Fire Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, had no comments.

Dean Graven, citizen member, had no comments.

Roleen Thoele, CWLP-Electric, said the applicant shall dedicate the entire 1000-series lots for easements or provide an easement along the front 15' of the roadways.

Martin said the property was rezoned. He said the preliminary plan will be corrected. Martin asked how the traffic study would affect approval of the preliminary plan. Bottom said some minor revisions were needed for the study and that approval would be required before sign-off on the preliminary plan. Martin asked if the preliminary plan could be approved subject to the traffic study. Zeibert said that is correct.

Joyce Cooper asked what would happen with the landscaping such as the mulberry bushes along the vacated ROW to the south. She said geese and ducks like to eat the mulberry bushes and leave droppings in the spring. Cooper said maintenance is difficult with her property and she has had to have her pool refinished twice because of staining to it. She said the neighbors hate the bushes. Martin said he would talk to Bob Barker about the problem but the applicant was a long way from doing something at this site.

Kenneth Springs made a motion to approve the preliminary plan, subject to:

- 1) Submitting the preliminary covenants;
- 2) Providing an easement for sewer along all the retention areas in Lots 1000, 1001, 1002, and 1003;
- 3) Adding section lines to the development;
- 4) Showing the 10' landscape yard beyond the zoning setback along all arterial roads;

- 5) Showing one branch of the sanitary sewer going west to Lenhart extended through the development at minimum grade and maximum depth;
- 6) Approval of the traffic study by the City;
- 7) Showing the ROW for Greenbriar and Lenhart;
- 8) Resolving the location of the two Lot 311s;
- 9) Resolving the lot numbering differences between the location and sketch map and the preliminary plan; and,
- 10) Showing an appropriately sized electric easement for the 1000-series lots.

Paul O'Shea seconded the motion and the vote was unanimous.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2012-05

CENSUS TRACT # 16

NAME OF SUBDIVISION: Schnucks East Subdivision -- Final Plat

JURISDICTION: City

DATE OF MEETING: October 4, 2012

OWNER: JC Penney Corp, Inc.

ENGINEER: Martin Engineering

DESCRIPTION: Pt. SW 1/4 , Sec. 36, T16N, R5W (Southwest corner of Singer Avenue and Dirksen Parkway)

11.25 Acres 2 Lots

MOTION TO RECOMMEND: Approve, Subject To

BY: Dean Graven

2ND BY: Roleen Thoele

VOTE: Unanimous

Steve Walker presented the final plat.

Joe Zeibert, Regional Planning Commission, said the applicant shall submit the final covenants. He said the applicant shall submit the legal description for the ROW conveyance. Zeibert said the applicant shall show the appropriate statement conveying the ROW to the City of Springfield along Singer Avenue. He asked if J.C. Penney's was still the property owner, to which Walker replied yes. Zeibert said the applicant shall revise the owner information. Walker said the owner will change prior to recordation of the final plat.

Kenneth Springs, citizen member, had no comments.

Mike Stratton, Springfield Park District, had no comments.

Brian Davis, Sangamon County Highway Department, had no comments.

Tom Prairie, Curran-Gardner Water District, had no comments.

Steve Stewart, CWLP-Water, had no comments.

Fred Nika, Springfield Metro Sanitary District, had no comments

Nate Bottom, Office of Public Works, said the applicant shall provide the professional land surveyor's seal, original signature, date of signing, license number, and expiration date. He

said the applicant shall provide coordinates displayed to four decimal places. Bottom said Illinois State Plane Coordinates, NAD 83 West Zone, are preferred. He said the applicant shall add the two monuments that must be of stone or reinforced stone and must be set at the opposite extremities of the property platted.

Matt McLaughlin, Springfield Building and Zoning Department, had no comments.

Rick Weber, Springfield Fire Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, had no comments.

Dean Graven, citizen member, had no comments.

Roleen Thoele, CWLP-Electric, had no comments.

Dean Graven made a motion to approve the final plat, subject to:

- 1) Submitting the final covenants;
- 2) Submitting the legal description for the ROW conveyance;
- 3) Showing the appropriate statement conveying the ROW to the City of Springfield along Singer Avenue;
- 4) Revising the owner information;
- 5) Providing the professional land surveyor's seal, original signature, date of signing, license number, and expiration date;
- 6) Providing coordinates displayed to four decimal places; and,
- 7) Adding the two monuments that must be of stone or reinforced stone set at the opposite extremities of the property platted.

Paul O'Shea seconded the motion and the vote was unanimous.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2012-05

CENSUS TRACT # 16

| | |
|-----------------------------|---|
| NAME OF SUBDIVISION: | Schnucks East Subdivision – Large Scale Development Plan |
| JURISDICTION: | City |
| DATE OF MEETING: | October 4, 2012 |
| OWNER: | JC Penney Corp, Inc. |
| ENGINEER: | Martin Engineering |
| DESCRIPTION: | Pt. SW 1/4 , Sec. 36, T16N, R5W (Southwest corner of Singer Avenue and Dirksen Parkway) |
| | 11.25 Acres 2 Lots |
| MOTION TO RECOMMEND: | Approve, Subject To |
| BY: | Nate Bottom |
| 2ND BY: | Kenneth Springs |
| VOTE: | Unanimous |

Steve Walker presented the large scale development plan. He said construction plans will be submitted subsequent to the large scale review.

Joe Zeibert, Regional Planning Commission, said the applicant shall correct the owner information. He said the applicant shall add the note from the final plat about the recorded easement for Shackelford Drive. Zeibert said it would be beneficial to include more landscape islands within the parking lot. He said the Zoning Ordinance calls for breaking up large expanses of parking.

Kenneth Springs, citizen member, had no comments.

Mike Stratton, Springfield Park District, had no comments.

Brian Davis, Sangamon County Highway Department, had no comments.

Tom Prairie, Curran-Gardner Water District, had no comments.

Steve Stewart, CWLP-Water, said the presented plan will work. He said there is an area where the proposed sewer line is drawn close to the existing water main. Stewart said the applicant shall ensure the water sewer separation requirements are met. He said the outlet retail store is within 10' of the existing water main. Stewart said the applicant shall provide a minimum 10' clearance from any part of the building to the water main. He said the fire suppression connection can be provided to either the east or the west end of the building.

Fred Nika, Springfield Metro Sanitary District, had no comments

Nate Bottom, Office of Public Works, said an all-way stop shall be considered for the intersection of the access aisle in front of Penney's and Schnucks. He said there are some sight distance issues. Bottom said the applicant shall place arrows to show traffic circulation. Bottom said circulation at the south part of the lot will be very difficult due to the angle of the parking stalls proposed and the access aisle. He said the parking stalls shall be increased to 19' width and the aisle width can be reduced to 18' width. Bottom said the applicant shall ensure all Americans with Disabilities Act [ADA] requirements are met for the accessible parking stalls. He said there are some concerns linking J.C. Penney's with Schnucks as a heads up for the construction plan phase. Bottom said truncated domes shall be placed at all the entrances for the Schnucks. He said the applicant shall show all dumpster locations. Walker said it will be difficult to construct an ADA accessible walkway between the Schnucks and the J.C. Penney's stores because of grade differences. Bottom said an ADA compliant pathway will have to be provided. He said the entrance to the west on Singer is larger than the required maximum width for a commercial entrance. Bottom said a median may be required to separate the inbound from the outbound traffic. He said an Illinois Department of Transportation [IDOT] permit shall be required for the sidewalk on Singer Avenue. Mike Irwin, IDOT, said the permit is being prepared but IDOT was waiting on a revised drawing of the sidewalk. Bottom said the applicant shall show 5' minimum width sidewalks along the public streets.

Matt McLaughlin, Springfield Building and Zoning Department, said the applicant shall fix the four accessible parking spaces located in the southwest corner of the development so they are the shortest distance traveled to an accessible entrance. He said the required front yard is 20' [Section 155.052 of the Springfield Zoning Ordinance] and there is no building setback dimension provided. McLaughlin said the parking appears to be within 5' of the required 20' front yard. Walker asked where the parking encroachment occurred. McLaughlin said he would check where the encroachment is located. McLaughlin said the applicant may need to provide curbing or bumper blocks along J.C. Penney's north most row of parking to prohibit encroachment into the shared drive aisle. He said there are no lighting details with the plan. He said there are no landscape details with the plan. McLaughlin said the pylon sign appears to be within 10' of the right of way. He said the applicant provided no details for the sign. McLaughlin said the applicant provided no dumpster enclosure details.

Rick Weber, Springfield Fire Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, said the applicant should give consideration to providing more landscaping on the site.

Dean Graven, citizen member, had no comments.

Roleen Thoele, CWLP-Electric, said the point of service for electric will be at the west property line.

Kenneth Springs, citizen member, asked what material the applicant would use for the dumpster enclosure. Walker said he thought it would be masonry. He said it would be shown with the construction plans. Springs said there are dilapidated wooden dumpster enclosures in different parts of Springfield.

Walker asked that the comments which did not pertain to requirements from the Subdivision Ordinance not be included as subject tos.

Nate Bottom made a motion to approve the large scale development plan, subject to:

- 1) Correcting the owner information;
- 2) Adding the note from the final plat about the recorded easement for Shackleford Drive;
- 3) Ensuring the water sewer separation requirements are met;
- 4) Providing a minimum 10' clearance from any part of the outlet retail building to the water main;
- 5) Providing an all way stop for the intersection of the access aisle in front of Penney's and Schnucks;
- 6) Placing arrows to show traffic circulation;
- 7) Increasing the parking stall widths to 19' and reducing the aisle width to 18';
- 8) Ensuring all Americans with Disabilities Act [ADA] requirements are met for the accessible parking stalls;
- 9) Placing truncated domes at all the entrances for the Schnucks;
- 10) Showing all dumpster locations;
- 11) Showing a commercial entrance and the required median, if required, to the satisfaction of the City Traffic Engineer;
- 12) IDOT permit for the sidewalk;
- 13) Showing minimum 5' wide sidewalks along all public streets;
- 14) Fixing the four accessible parking spaces located in the southwest corner of the development so they are the shortest distance traveled to an accessible entrance;
- 15) Showing yard setbacks which comply with the large scale setback requirements; and,
- 16) Resolution of the parking encroachment in the required front yard.

Kenneth Springs seconded the motion and the vote was unanimous.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2000-31

CENSUS TRACT # 36.04

| | |
|-----------------------------|---|
| NAME OF SUBDIVISION: | Redivision of Lot 701 of Happy Landing Farm Plat 7, Second Plat Preliminary Plan |
| JURISDICTION: | City |
| DATE OF MEETING: | October 4, 2012 |
| OWNER: | D.S.B.B., LLC |
| ENGINEER: | Raynolds, Higginbotham & Associates, Inc. |
| DESCRIPTION: | Pt. SW ¼, Sec. 12, T15N, R6W – Northeast corner of Wabash Avenue and Mercantile Drive |
| | 6.458 Acres 4 Lots |
| MOTION TO RECOMMEND: | Approve, Subject To |
| BY: | Nate Bottom |
| 2ND BY: | Kenneth Springs |
| VOTE: | Unanimous |

John Raynolds presented the preliminary plan.

Joe Zeibert, Regional Planning Commission, said the applicant has submitted calculations and a drawing for the storm water management system components. He said a site plan may be required for Lot 4.

Kenneth Springs, citizen member, had no comments.

Mike Stratton, Springfield Park District, had no comments.

Brian Davis, Sangamon County Highway Department, had no comments.

Tom Prairie, Curran-Gardner Water District, had no comments.

Steve Stewart, CWLP-Water, had no comments

Fred Nika, Springfield Metro Sanitary District, had no comments.

Nate Bottom, Office of Public Works, said the applicant shall extend the sidewalk along the entire plat. He said the sidewalk shall be located within the right of way. Bottom said the applicant shall show the existing utilities to serve the area to be subdivided. He asked whether the third and fourth notes on the plan were necessary. Raynolds said he could remove them if requested. He said he thought the notes may clarify some requirements of lot ownership in the

future if there are traffic circulation problems. Bottom said the applicant shall remove the notes. He said the applicant shall label and show the ROW for all the public streets: Yucan, Mitchell, Mercantile, and Wabash. Bottom said an IDOT permit shall be required. He said the traffic study shall be approved. Bottom said the drainage calculations shall be approved and there were some areas that still needed to be cleaned up.

Raynolds asked if the access easement is platted were site plans required. Zeibert said it depends if the access easement is platted and approved through the subdivision process. Bottom said the applicant could construct the access easement with the construction plans. Raynolds said it was the intent of the applicant to show the access easement details and the storm water pipe details with the construction plans.

Matt McLaughlin, Springfield Building and Zoning Department, had no comments.

Rick Weber, Springfield Fire Department, said the size of the water main needs to be identified on the plan.

Paul O'Shea, Office of Planning and Economic Development, had no comments.

Dean Graven, citizen member, had no comments.

Roleen Thoele, CWLP-Electric, had no comments.

Raynolds asked about the written comments received from IDOT. Mike Irwin, IDOT, said we have no way of checking to see that the proposed right of way shown on the drawing matches what we are requiring for the Wabash Avenue 5 lane expansion because, although the developer's engineer asked for our information, they are not using our baseline or stations and offsets from centerline. He said the developer will need to submit using either IDOT's baseline and stationing for Wabash Avenue, or electronically using State plane coordinates, so that we can superimpose our design and review. Irwin said hydraulic calculations will need to be reviewed and approved by IDOT before final approval. Raynolds said the applicant had no problems meeting the comment about station offsets. He asked to whom the plans needed to be submitted. Irwin said his office. Raynolds said he wanted to clarify from the written comments that his client was not donating any right of way for Wabash Avenue. Irwin said the acquisition discussions were underway. Bottom said IDOT approval will be required for all public improvements within its ROW.

Nate Bottom made a motion to approve the preliminary plan, subject to:

- 1) Showing the existing utilities to serve the area to be subdivided;
- 2) Removing the third and fourth notes on the plans;
- 3) Labeling and showing the ROW for all the public streets;
- 4) Approval of the traffic study by the City;
- 5) Approval of the drainage calculations by the City; and,
- 6) Showing the water main size.

Kenneth Springs seconded the motion and the vote was unanimous.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2003-02

CENSUS TRACT # 2.01

| | |
|-----------------------------|--|
| NAME OF SUBDIVISION: | Jefferson Crossing – Preliminary Plan |
| JURISDICTION: | City |
| DATE OF MEETING: | October 4, 2012 |
| OWNER: | Qik-N-EZ, Grady Chronister |
| ENGINEER: | Fuhrmann Engineering |
| DESCRIPTION: | Pt. SW ¼ and the SE ¼, Sec. 19, T16N, R5W (Northeast corner of Winch Road and Jefferson Street) |
| | 43.7 Acres 9 Lots |
| MOTION TO RECOMMEND: | Approve, Subject To |
| BY: | Nate Bottom |
| 2ND BY: | Roleen Thoele |
| VOTE: | Unanimous |

Jay Jessen presented the preliminary plan.

Joe Zeibert, Regional Planning Commission, said the applicant shall add the existing property line. He said the applicant shall submit preliminary covenants. Zeibert informed Jessen that a floodplain development letter had been issued and was valid for six months. Jessen said the applicant hoped to move ground in the near future.

Kenneth Springs, citizen member, had no comments.

Mike Stratton, Springfield Park District, asked if the Regional Planning Commission had received its letter regarding the option for the proposed park site. Zeibert said the Regional Planning Commission had the letter.

Brian Davis, Sangamon County Highway Department, had no comments.

Tom Prairie, Curran-Gardner Water District, had no comments.

Steve Stewart, CWLP-Water, said he suggested the applicant may want to construct a larger 10" water main for the site along the north side of the road now rather than after the road is constructed. He said the applicant should stub the water main near Lots 12-14 before the road is constructed.

Fred Nika, Springfield Metro Sanitary District, had no comments.

Nate Bottom, Office of Public Works, said the drainage calculations and traffic study will need to be approved. He said the traffic study shall be approved. Jessen said the traffic study is real close to being done. Bottom said only three points of access are to be allowed onto Winch Road. He said the applicant shall remove the access to Lot 1. He said the Limited Use No Development Lot should be designated a 1000 series lot. Bottom said corrections are required for Note 3. He said the applicant shall phase all the public improvements, especially the drainage, to be completed during Phase I. He said Phase II shall include construction of the park, as per the redevelopment agreement. Bottom said for the hydraulics to work it is important that all the public improvements be completed with the first phase. Jessen said he would work with the applicant to do all the work with the first phase.

Matt McLaughlin, Springfield Building and Zoning Department, said the plan shows R-2 at the northwest corner of the site that shall be shown zoned R-1.

Rick Weber, Springfield Fire Department, said the water main size for the line serving Amherst Drive is not shown. He said additional hydrants may be required depending upon building locations and occupancies.

Paul O'Shea, Office of Planning and Economic Development, had no comments.

Dean Graven, citizen member, had no comments.

Roleen Thoele, CWLP-Electric, said an additional 15' shall be required for underground electric between Lots 1 and 2. She asked whether additional power will be provided for the park lake/pond. Stratton said electric access to the site will need to be provided. Jessen said he thought the site would need power.

Jessen said the applicant had granted 20' for easements and 20' of ROW along Winch. Bottom said additional ROW may be required but this could be discussed with the construction plans. Jessen said a right turn lane would be added. Bottom said the grading would need to be complete to get the slopes to work properly.

Nate Bottom made a motion to approve the preliminary plan, subject to:

- 1) Adding the existing property line;
- 2) Submitting preliminary covenants;
- 3) Approval of the drainage calculations;
- 4) Approval of the traffic study by the City;
- 5) Removing the access from Winch Road to Lot 1;
- 6) Correcting the phasing note per the comments from Public Works;
- 7) Fixing the zoning;
- 8) Showing the water main size for the line serving Amherst; and
- 9) Showing the additional underground electric easement requested by CWLP.

Roleen Thoele seconded the motion and the vote was unanimous.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 1994-50

CENSUS TRACT # 36.03

| | |
|-----------------------------|--|
| NAME OF SUBDIVISION: | Deerfield Subdivision – 11 th Addition – Lot 184 – Partial Plat of Vacation |
| JURISDICTION: | City |
| DATE OF MEETING: | October 4, 2012 |
| OWNER: | Adam Coady |
| ENGINEER: | Sangamon Valley Surveying and Consulting |
| DESCRIPTION: | Pt. SW ¼, Sec. 2 and Pt. SE ¼, Sec. 3, T15N, R6W (Savoy Drive, west of Tern Place) |
| | 0.006 Acres 1 Lots |
| MOTION TO RECOMMEND: | Approve, Subject To |
| BY: | Nate Bottom |
| 2ND BY: | Dean Graven |
| VOTE: | Unanimous |

Adam Coady presented the partial plat of vacation.

Joe Zeibert, Regional Planning Commission, said the plat is required to vacate part of a setback that is greater than what is required by the Springfield Zoning Ordinance.

Kenneth Springs, citizen member, had no comments.

Mike Stratton, Springfield Park District, had no comments.

Brian Davis, Sangamon County Highway Department, had no comments.

Tom Prairie, Curran-Gardner Water District, had no comments.

Steve Stewart, CWLP-Water, had no comments.

Fred Nika, Springfield Metro Sanitary District, had no comments

Nate Bottom, Office of Public Works, said the minimum letter size shall be 0.10 inches. He said the applicant shall spell out degrees, minutes, and seconds in the legal description. Bottom said the applicant shall show the section, the township, the range, and the principal meridian in the legal description.

Matt McLaughlin, Springfield Building and Zoning Department, had no comments.

Rick Weber, Springfield Fire Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, had no comments.

Dean Graven, citizen member, had no comments.

Roleen Thoele, CWLP-Electric, had no comments.

Nate Bottom moved to approve the partial plat of vacation, subject to:

- 1) Showing the minimum letter size as 0.1 inches;
- 2) Spelling out degrees, minutes, and seconds in the legal description; and,
- 3) Showing the section, the township, the range, and the principal meridian in the legal description.

Dean Graven seconded the motion and the vote was unanimous.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2001-18

CENSUS TRACT # 36.02

| | |
|-----------------------------|--|
| NAME OF SUBDIVISION: | Salem Estates West – 4 th Addition – Lot 121 – Plat of Easement |
| JURISDICTION: | City |
| DATE OF MEETING: | October 4, 2012 |
| OWNER: | Salem Estates West Homeowner's Association |
| ENGINEER: | Greene & Bradford |
| DESCRIPTION: | Pt. NW ¼, Sec. 35, T16N, R6W (Buffet Drive, north of Longfellow Drive) |
| | 0.09 Acres 1 Lots |

MOTION TO RECOMMEND: Approve, Subject To

| | |
|---------------------------|-----------------|
| BY: | Kenneth Springs |
| 2ND BY: | Roleen Thoele |
| VOTE: | Unanimous |

Brandon Ragle presented the plat of easement. He said this was heard by the Committee in September.

Joe Zeibert, Regional Planning Commission, said staff defers to CWLP-Electric for approval. Roleen Thoele, CWLP-Electric, said the easement was fine.

Kenneth Springs, citizen member, had no comments.

Mike Stratton, Springfield Park District, had no comments.

Brian Davis, Sangamon County Highway Department, had no comments.

Tom Prairie, Curran-Gardner Water District, had no comments.

Steve Stewart, CWLP-Water, had no comments.

Fred Nika, Springfield Metro Sanitary District, had no comments

Nate Bottom, Office of Public Works, said the applicant shall place monuments at each corner of the easement.

Matt McLaughlin, Springfield Building and Zoning Department, had no comments.

Rick Weber, Springfield Fire Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, had no comments.

Dean Graven, citizen member, had no comments.

Roleen Thoele, CWLP-Electric, had no comments.

Kenneth Springs made a motion to approve the plat of easement, subject to:

- 1) Placing monuments at each corner of the easement.

Roleen Thoele seconded the motion and the vote was unanimous.

**SPRINGFIELD-SANGAMON COUNTY REGIONAL PLANNING COMMISSION
MINUTES OF THE SUBDIVISION COMMITTEE MEETING**

FILE NO. 2001-18

CENSUS TRACT # 36.02

| | |
|-----------------------------|--|
| NAME OF SUBDIVISION: | Salem Estates West – 4 th Addition – Lot 105 – Partial Plat of Vacation |
| JURISDICTION: | City |
| DATE OF MEETING: | October 4, 2012 |
| OWNER: | Brandon Ragle |
| ENGINEER: | Greene & Bradford |
| DESCRIPTION: | Pt. NW ¼, Sec. 35, T16N, R6W (Buffet Drive, north of Longfellow Drive) |
| | 0.35 Acres 1 Lots |
| MOTION TO RECOMMEND: | Approve, Subject To |
| BY: | Nate Bottom |
| 2ND BY: | Roleen Thoele |
| VOTE: | Unanimous |

Brandon Ragle presented the partial plat of vacation.

Joe Zeibert, Regional Planning Commission, said the applicant shall change the title to say Partial Plat of Vacation.

Kenneth Springs, citizen member, had no comments.

Mike Stratton, Springfield Park District, had no comments.

Brian Davis, Sangamon County Highway Department, had no comments.

Tom Prairie, Curran-Gardner Water District, had no comments.

Steve Stewart, CWLP-Water, had no comments.

Fred Nika, Springfield Metro Sanitary District, had no comments

Nate Bottom, Office of Public Works, said the applicant shall provide a radius for the cul-de-sac.

Matt McLaughlin, Springfield Building and Zoning Department, had no comments.

Rick Weber, Springfield Fire Department, had no comments.

Paul O'Shea, Office of Planning and Economic Development, had no comments.

Dean Graven, citizen member, had no comments.

Roleen Thoele, CWLP-Electric, had no comments.

Nate Bottom made a motion to approve the partial plat of vacation, subject to:

- 1) Changing the title; and,
- 2) Providing a radius for the cul-de-sac.

Roleen Thoele seconded the motion and the vote was unanimous.